

**City of Greensboro Planning Department
Zoning Staff Report
April 10, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: M
Location: North of terminus of Medhurst Drive and west of terminus of Churchill Drive

Applicant: J. Grant Robertson
Owner: J. Grant Robertson

From: RS-12
To: CD-RS-9

Conditions: 1) Development of the subject property would be limited to 14 lots for detached single family residences plus any ancillary open space tracts and/or land used for any storm water detention pond.

SITE INFORMATION	
Maximum Developable Units	14
Net Density	3.5 dwelling units per acre
Existing Land Use	Undeveloped
Acreage	3.906
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-12
<i>South</i>	Single Family	RS-12
<i>East</i>	Single Family	RS-12
<i>West</i>	Single Family / Undeveloped	RS-12 / CD-PDM

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RS-9 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less. See Conditions for use limitations.

TRANSPORTATION	
Street Classification	Churchhill Drive – Local Street, Medhurst Street – Local Street.
Site Access	Access proposed via Churchill Drive and Medhurst Street for 14 single family homes.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	Not street connection required per City Council Directive.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed
Floodplains	N/A
Streams	N/A
Other	Maximum amount of built upon area per watershed density is 70% of the site acreage (high density development). If high density development is proposed all the built upon area must drain and get treated by a State approved device (pond or similar).

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Activity Center: Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: This tract is adjacent to the single family residential section of the Conditional District – Planned Unit Development – Mixed tract that was approved by City Council in January. That 19.5 acre tract was limited to a maximum of 48 single family lots with the dimensional requirements based on RS-9. No street connection was required to Churchill Drive and Medhurst Drive.

This request is compatible with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is consistent with Comprehensive Plan policies of promoting compact development, promoting mixed-income neighborhoods, and promoting the diversification of new housing stock.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. Any wetland disturbance and or stream crossing disturbance must be permitted by the State and the Corps of Engineers. All the approvals must be obtained prior to any disturbance.

Channels that carry public water require a Drainage Maintenance and Utility Easement (DMUE). The width depends on the runoff that the channels carry.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.